

TRANSFER
TAX
PAID

QUIT-CLAIM DEED

THIS QUIT CLAIM DEED, made by Ronald St. Amand of Garland Road, Winsow, County of Kennebec, State of Maine to Roger D. St. Amand and Nancy W. St. Amand of 27 Corbett Lane, Winslow, County of Kennebec, State of Maine. 030997

Ronald St. Amand, in consideration of one dollar (\$1.00) and other good and valuable considerations, receipt of which is hereby acknowledged, does *remise, release, bargain, sell and convey and forever QUIT-CLAIM* unto Roger D. St. Amand and Nancy W. St. Amand, and Roger D. St. Amand and Nancy W. St. Amand's heirs, successors and assigns, the following described premises, situated at 235-237 Main Street, in the City of Waterville, County of Kennebec, State of Maine and further described as follows:

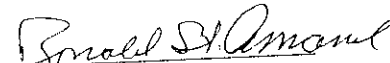
SEE ATTACHED EXHIBIT A

To have and to hold the above-described property, together with all the privileges and appurtenances thereunto belonging, unto Grantee and Grantee's heirs, successors and assigns, forever.

Witness my hand on this June 15, 1994.

Witness:

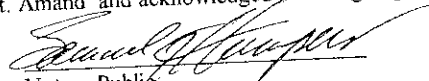



Ronald St. Amand

ACKNOWLEDGEMENT

Personally appeared the above named Ronald St. Amand and acknowledged the foregoing instrument to be their free act and deed.

Date: ~~June 15~~ 6/15/94


Notary Public

SAMUEL J. HUMPERT, ESQ.
NOTARY PUBLIC
MY COMMISSION EXPIRES SEPTEMBER 21 1997

52-382

52-381

EXHIBIT A

Land and buildings thereon situate in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at a stone bound in the easterly line of Main Street at the southwesterly corner of land now or formerly of the President and Trustees of Colby College; thence easterly along the southerly line of said land now or formerly of said President and Trustees of Colby College one hundred two and two-tenths (102.2) feet to a point in a line passing just midway between the easterly wall of the easterly building now used as a garage on the lot hereby conveyed and the westerly wall of the building, now a sun porch, of the buildings easterly of the lot hereby conveyed; thence southerly passing just midway between the two buildings just referred to eighty-one and seven-tenths (81.7) feet to the northerly line of land now or formerly of Bertha Knowlton; thence westerly along the northerly line of land now or formerly of said Bertha Knowlton ninety-eight and two-tenths (98.2) feet to the easterly line of said Main Street; thence northerly along the easterly line of said Main Street seventy-eight (78) feet to the point of beginning.

Also another certain lot or parcel of land situate in said Waterville, County of Kennebec, State of Maine, bounded and described as follows, to wit:

Beginning at a point in the southerly line of land now or formerly of the President and Trustees of Colby College one hundred two and two-tenths (102.2) feet easterly from the easterly line of Main Street at a point in a line passing just midway between the easterly wall of the easterly building now used as a garage on the lot just westerly of the lot hereby conveyed and the westerly wall of the building (now a sun porch) on the lot hereby conveyed; thence southerly passing just midway between the two buildings just referred to, eighty-one and seven-tenths (81.7) feet to the northerly line of land now or formerly of Bertha Knowlton; thence easterly along the north line of land now or formerly of Bertha Knowlton twenty-nine (29) feet to an angle at the northeast corner of land now or formerly of Bertha Knowlton; thence southerly thirty-two (32) feet; thence easterly at approximately right angles twenty and two-tenths (20.1) feet to land now or formerly of the President and Trustees of Colby College; thence northerly along the said land now or formerly of the President and Trustees of Colby College one hundred and two (102) feet, more or less, to an angle; thence northwesterly along said land now or formerly of the President and Trustees of Colby College twenty-seven (27) feet to an angle; thence westerly along the southerly line of said land of the President and Trustees of Colby College thirty-five (35) feet to the point of beginning.

Also hereby conveying a certain right of way, situated in the City of Waterville, County of Kennebec, State of Maine and further described as follows:

Being Twenty (20) feet in width, in common with others from Main Street to College Place, so called, that right of way being the same as described in a deed recorded in the Kennebec Registry in Book 2615, Page 299.

Also hereby granting and conveying unto the Grantee herein the right, in common with Grantor and Grantors successors and assigns, to pass over and park upon the small strip of land lying southerly of said right of way between said right of way and the premises owned by the grantee herein described in his deed of the premises known as 237 Main Street.

Meaning and intending to hereby convey a right of way and easement in common over a small strip of land and rights in common with others of the private road passing from Main Street to College Place as described in the deed of the premises conveyed to the Grantor herein by deed of Waterville Boys/Girls Club, Inc. recorded in the Kennebec Registry in Book 2462, Page 66.

52-382
52-381

RECEIVED
SEP 10 1964
CLERK OF COURTS
KENNEBEC COUNTY
MAINE
ATTEST: Edward Charles Peterson
CLERK OF COURTS